

19.0 CYCLE STORAGE PROVISION

19.1 Access and Parking

John Street is a two way street with parking allocated on both sides and is a controlled parking zone.

Pre Application advice did not specify a requirement for the development to be car free, however this would be considered viable due to the high concentration of public transport in the vicinity. TFL's PTAL rating gives the site the best possible rating of 6b.

19.2 Cycle Storage

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Due to the listed nature of the building and the narrowness of the front lightwell, it is proposed that each flat is supplied with 2x Brompton bicycles with a corresponding £250 bicycle voucher for accessories. These can then be stored securely within joinery in the flat.

Cycle provisions have been provided on the basis of 2no. per apartment in line with our pre-application advice and the London Plan.

The Further Alterations to the London Plan supports the storage of bicycles within dwellings. However due to the listed nature of the dwelling it is unsuitable to manoeuvre bicycles from the communal entrance to each individual flat. There is not a lift to accommodate a full size bicycle and there are steps located at the main entrance.



Brompton Bicycle (2 per Flat)



£250 bicycle voucher for accessories



20.0 DAYLIGHT AND SUNLIGHT

20.1 Layout

All main rooms receive light conditions that are deemed acceptable and are in accordance with the BRE guide's criteria and the objectives of Camden Council. The opportunities for external architectural change on this site are limited, due to the listed nature of the building.

For further information on the effects of the proposals on the neighbours and the general daylight and sunlight analysis please refer the corresponding Daylight/Sunlight Report (Malcolm Hollis).



21.0 WASTE MANAGEMENT

21.1 Encouraging Recycling

Each apartment will be fitted with 2no. 80 litre, separate waste and recycling containers within the kitchen units. It is considered that this encourages occupants to separate their rubbish and recycling, regularly and reliably. See image below of the integrated bin storage.

21.2 Waste Collection/Management

Waste is collected from John Street on Monday of every week, with mixed recycling & food/garden waste collected once per week on the same day.

Refuse will periodically be taken by occupants from the kitchen to the kerb side when refuse collections take place. The collection point is immediately outside the property and is picked up before 7am, with waste being left outside the property on street the night before.



**Proposed waste / recycling waste storage unit**  
(to be located in kitchen; marked in Blue)  
80 Litre Capacity (2 x32L & 2 X 8L)  
Cabinet Size - 600mm



Part M Design Criteria

**Criterion 1**- Parking (width or widening capability)  
**Criterion 2** - Accessible approach to dwelling from parking (distance, gradients and widths)  
**Criterion 3** - Accessible approach to all entrances  
**Criterion 4** - All entrances should:  
a) Be illuminated  
b) Have level access over the threshold; and  
c) Have effective clear opening widths and nibs  
d) Have adequate weather protection\*  
e) Have a level external landing.\*  
**Criterion 5**- Accessible communal stairs and lifts  
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**Criterion 6** - Internal doorways and hallways enable convenient movement in hallways and through doorways.  
**Criterion 7** - Circulation Space enable convenient movement in rooms for as many people as possible.  
**Criterion 8** - Entrance level living space provide accessible socialising space for visitors less able to use stairs.  
**Criterion 9** - Potential for entrance level bed-space to provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs.  
**Criterion 10** - Entrance level WC and shower drainage to provide an accessible WC and potential showering facilities.  
**Criterion 11** - WC and bathroom walls ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

**Criterion 12** - Stairs and potential through-floor lift in dwellings enable access to storeys above the entrance level for the widest range of households.  
**Criterion 13** - Potential for fitting of hoists and bedroom / bathroom relationship to assist with independent living  
**Criterion 14** - Provide an accessible bathroom that has ease of access to its facilities from the outset.  
**Criterion 15** - Glazing and window handle heights to enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.  
**Criterion 16** - Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members

22.0 INCLUSIVE DESIGN STRATEGY

**22.1** The table to the left shows the inclusive design analysis for each apartment.

Given the restrictive nature of the listed building, it is not possible to meet all of the requirements due to the need to preserve the historic fabric of the building. These exceptions have been limited and are noted in the matrix.

Matrix																		
Criterion			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flat	Beds	Person	Parking	Approach to dwelling from parking.	Level approach to all entrances	External entrance	Communal stairs	Internal doors & hallways	Circulation space	Entrance level living space	Entrance level bed space	Entrance level WC & shower drainage	Bathroom / WC adaptability	Stairs and potential through floor lift in dwelling	Potential for fitting of hoists	Bathroom	Windows	Service Controls
Flat 1	2	4	Note A	Note A	Note B	✓	Note D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat 2	1	2	Note A	Note A	Note B	✓	Note D	✓	✓	✓	✓	✓	✓	N/A	✓	✓	✓	✓
Flat 3	1	2	Note A	Note A	Note B	✓	Note D	✓	✓	✓	✓	✓	Note E	N/A	✓	Note E	✓	✓
Flat 4	1	2	Note A	Note A	Note B	✓	Note D	✓	✓	✓	✓	✓	✓	N/A	✓	✓	✓	✓
Flat 5	1	3	Note A	Note A	Note B	✓	Note D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Note A No car parking spaces to be provided as part of development.  
Note B No lift due to limitations of existing building  
Note C Existing entrance staircase to be retained  
Note D Existing internal staircase to be retained  
Note E Constrained by existing building



23.0 CONCLUSION

23.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary set of residential apartments without impacting the amenity or character of the surrounding area. Further, the return of the listed building to its original residential use represents an opportunity to greatly restore and enhance the character of a heritage asset.



SECTION THREE:  
EXISTING & PROPOSED VISUALS







As Existing  
Rear Isometric I

Demolition Notes	
1	Existing roof to be demolished;
2	Existing window to be removed;
3	Existing AC units to be removed;
4	Existing downpipe to be removed;



As Proposed  
Rear Isometric I

Proposed Notes	
1	Closet wing to be rebuilt to be approx. 1 m lower with render finish;
2	Roof terrace to Rear Extension;
3	Proposed extension over existing courtyard structure with glass roof and 'brise soleil' canopy;
4	New sash window to existing opening under existing fanlight;
5	Proposed new terrace with rooflight to access loft level;







As Existing  
Rear Isometric 2

Demolition Notes	
1	Existing roof to be demolished;
2	Existing window to be removed;
3	Existing AC units to be removed;
4	Existing downpipe to be removed;



As Proposed  
Rear Isometric 2

Proposed Notes	
1	Closet wing to be rebuilt to be approx. 1 m lower with render finish;
2	Roof terrace to Rear Extension;
3	Proposed extension over existing courtyard structure with glass roof and 'brise soleil' canopy;
4	New sash window to existing opening under existing fanlight;
5	Proposed new terrace with rooflight to access loft level;







As Existing  
Rear Elevation

Demolition Notes	
1	Existing roof to be demolished;
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As Proposed  
Rear Elevation

Proposed Notes	
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